



Brandon Rowe - WPREC <brandon.rowe@gsa.gov>

Portals Early Termination Lease Amendments

13 messages

Brandon Rowe - WPREC <brandon.rowe@gsa.gov>

Wed, Mar 15, 2023 at 11:26 AM

To: (b) (6) @lpc.com>

Cc: (b) (6) @lpc.com>, (b) (6) @colliers.com>

Good Morning Jae,

Attached below please find the final drafts of the lease amendments for LDC00260 (FAA) & LDC00278 (HUD) for an early termination on 12/31/2023. Apologies, but I went back and looked at my workbook for LDC00278 and the monthly rent is \$124,596.76 which is a penny difference in your number. Please double check everything on the lease amendments to ensure internal accuracy, and have the owners sign if no additional edits are required.

Thanks,

Brandon Rowe
Lease Contracting Officer
National Capital Region
U.S. General Services Administration
1800 F St. NW, Room 4150
Washington, DC 20407
(b) (6) cell

2 attachments**LDC00260 LA3 Early Termination_FINAL_3.15.2023.pdf**
132K**LDC00278 LA3 Early Termination_FINAL_3.15.2023.pdf**
132K

(b) (6) @lpc.com>

Wed, Mar 15, 2023 at 12:30 PM

To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>

Cc: (b) (6) @lpc.com>, (b) (6) @lpc.com>

I believe HUD monthly is \$124,496.76. You have it right in the LA though. Thanks.

JAE LEE

Managing Director

LPC GSG

(b) (6) (mobile)

[Quoted text hidden]

(b) (6) @lpc.com>

Wed, Mar 15, 2023 at 12:44 PM

To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>

Cc: (b) (6) @lpc.com>, (b) (6) @colliers.com>

Thanks Brandon – we will share with ownership for review and execution.

JAE LEE

Managing Director

LPC GSG

(b) (6) (mobile)

From: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>
Sent: Wednesday, March 15, 2023 11:26 AM
To: (b) (6) @lpc.com>
Cc: (b) (6) @lpc.com>; (b) (6) @colliers.com>
Subject: Portals Early Termination Lease Amendments

Good Morning Jae,

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(b) (6) @lpc.com>
To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>
Cc: (b) (6) @lpc.com>

Fri, Mar 17, 2023 at 10:43 AM

Hi Brandon – ownership is requesting a few changes to the LA's and are listed below:

- Effective date of LA to be April 1, 2023 including the start of rent abatement.
- Stipulate in paragraph 4 that Lessor will not have any further base building shell obligations of cyclical paint & carpet as well.
- HUD is located on the 2nd floor.

Please lmk if you have questions/issues with the changes. Thanks so much!

JAE LEE

Managing Director

LPC GSG

(b) (6) (mobile)

From: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>
Sent: Wednesday, March 15, 2023 11:26 AM
To: (b) (6) @lpc.com>
Cc: (b) (6) @lpc.com>; (b) (6) @colliers.com>
Subject: Portals Early Termination Lease Amendments

Good Morning Jae,

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Brandon Rowe - WPREC <brandon.rowe@gsa.gov>

Fri, Mar 17, 2023 at 1:18 PM

To: (b) (6) @lpc.com>

Cc: (b) (6) @lpc.com>

Hi Jae,

Please find the updated lease amendments attached below to incorporate these changes. Please verify that these are correct, and transmit for signatures if no additional changes are required.

Thanks,

Brandon Rowe
Lease Contracting Officer
National Capital Region
U.S. General Services Administration
1800 F St. NW, Room 4150
Washington, DC 20407
(b) (6) cell

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2 attachments**LDC00260 LA3 Early Termination_Updated FINAL_3.17.2023.pdf**
134K**LDC00278 LA3 Early Termination_Updated FINAL_3.17.2023.pdf**
134K

Jae Lee <JLee@lpc.com>

Tue, Mar 21, 2023 at 9:28 AM

To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>

Cc: (b) (6) @lpc.com>

Hi Brandon – LA has been reviewed and looks good but ownership requires this signature block:

By: U.S. Bank National Association, as Trustee for the registered holders of Greenwich Capital Commercial Funding Corp., Commercial Mortgage Trust 2006-GG7, Commercial Mortgage Pass-Through Certificates, Series 2006-GG7, as sole member

By: LNR Partners, LLC, a Florida limited liability company, its attorney-in-fact

It's long but a necessity and ownership said they can insert it and sign. Are you ok with that? Thanks!

[Quoted text hidden]

Brandon Rowe - WPREC <brandon.rowe@gsa.gov>

Tue, Mar 21, 2023 at 9:32 AM

To: (b) (6) @lpc.com>

Cc: (b) (6) @lpc.com>

Hi Jae,

I'm fine with ownership inserting a signature block on the documents. Below are word versions to make it easier.

Brandon Rowe
Lease Contracting Officer
National Capital Region
U.S. General Services Administration

1800 F St. NW, Room 4150
Washington, DC 20407

(b) (6) cell

[Quoted text hidden]

2 attachments**LDC00278 LA3 Early Termination_Updated FINAL_3.17.2023.docx**

70K

**LDC00260 LA3 Early Termination_Updated FINAL_3.17.2023.docx**

70K

(b) (6) @lpc.com>
To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>
Cc: (b) (6) @lpc.com>

Tue, Mar 21, 2023 at 9:35 AM

[Quoted text hidden]

Brandon Rowe - WPREC <brandon.rowe@gsa.gov>

Wed, Mar 29, 2023 at 9:26 AM

To: (b) (6) @lpc.com>
Cc: (b) (6) @lpc.com>

Hi Jae,

Just following up to see the progress of getting these amendments signed by the lessor.

Thanks,

Brandon Rowe
Lease Contracting Officer
National Capital Region
U.S. General Services Administration
1800 F St. NW, Room 4150
Washington, DC 20407

(b) (6)

[Quoted text hidden]

(b) (6) @lpc.com>
To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>
Cc: (b) (6) @lpc.com>

Wed, Mar 29, 2023 at 10:05 AM

I will ask ownership today. thanks Brandon.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>

Sent: Wednesday, March 29, 2023 9:26:09 AM

[Quoted text hidden]

[Quoted text hidden]


(b) (6) @lpc.com>
To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>
Cc: (b) (6) @lpc.com>

Thu, Mar 30, 2023 at 1:47 PM

Brandon – please see attached executed LAs for your signature. Thanks so much!

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2 attachments

 **LDC00260 - Lease Amendment 3.pdf**
84K

 **LDC00278 - Lease Amendment 3.pdf**
84K

Brandon Rowe - WPREC <brandon.rowe@gsa.gov>

Wed, Apr 5, 2023 at 4:45 PM

To: (b) (6) @lpc.com>

Cc: (b) (6) @lpc.com>

Hi Jae,

Please find the fully executed lease amendments below for the early termination of the two leases at the portals building. It was a pleasure working with you, and we will continue to work with both clients to ensure a timely vacancy of the building.

Thanks,

Brandon Rowe
Lease Contracting Officer
National Capital Region
U.S. General Services Administration
1800 F St. NW, Room 4150
Washington, DC 20407
(b) (6) cell

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2 attachments

 **LDC00260 LA3 Early Termination_Fully Executed_4.5.2023.pdf**
227K

 **LDC00278 LA3 Early Termination_Fully Executed_4.5.2023.pdf**
227K

(b) (6) @lpc.com>

Wed, Apr 5, 2023 at 5:22 PM

To: Brandon Rowe - WPREC <brandon.rowe@gsa.gov>

Cc: (b) (6) @lpc.com>

Thank you Brandon!

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